

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 26, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-28046 - APPLICANT/OWNER: VERLA WILSON

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex one (1) parcel of land, located at 4742 Balsam Street, 300 feet south of the West Lone Mountain Road alignment, containing approximately 0.86 acres (APN 138-03-510-022), Ward 4 (Brown).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.86 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Residential Single Family	PF-CC (Public Facilities-Clark County)	R-E (Rural Estates Residential)- Clark County Designation
North	Undeveloped	M (Medium Density Residential)	U(MLA) (Undeveloped (Medium Low Attached Density Residential)) ROI to R-PD10 (Residential Planned Development)- City of Las Vegas Designation
North	Industrial Storage	PR-OS (Parks/ Recreation/ Open Space)	R-E (Residence Estates)- City of Las Vegas Designation
South	Residential Single Family	PF-CC (Public Facilities-Clark County)	R-E (Rural Estates Residential)- Clark County Designation
East	Minor Improvements Residential	PR-OS (Parks/ Recreation/ Open Space)	U(PRO)S (Undeveloped (Parks/ Recreation/ Open Space))- City of Las Vegas Designation
West	Residential Single Family	M (Medium Density Residential)	R-E (Residence Estates)- City of Las Vegas Designation

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y

ANALYSIS

The subject property is currently developed with a single family residence. The property is identified in the Centennial Hills Sector Plan as PF-CC (Public Facilities- Clark County). The current Clark County zoning for the parcel is R-E (Rural Estates Residential), which allows two (2) units per acre. The city's equivalent zoning is R-E (Residence Estates) [PF (Public Facility) General Plan Designation]. The applicant has indicated that there are no plans to further develop the parcel at this time. The subject parcel is not located within the excepted area of the Interlocal Agreement, and in order to receive city services for future development must be annexed into the city.

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city."

Additionally, the site is located within the North Las Vegas Airport Overlay District, with a height restriction of 175 feet. There are no structures on the subject properties that would negate compliance with the Airport Overlay height restriction.

FINDINGS

In the event the annexation is approved the applicant will need to submit applications for any future development. Since the subject properties meet NRS requirements pertaining to annexations and are consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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JB